



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda Zoning Board of Adjustment

Monday, January 28, 2019

4:30 PM

City Hall Conference Room

After determining that a quorum is present, the Zoning Board of Adjustment of the City of Denton, Texas will convene in a Regular Meeting on Monday, January 28, 2019 at 4:30 p.m. in the City Hall Conference Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. ITEMS FOR CONSIDERATION

- A. [ZBA19-003](#) Consider and appoint a member for the Zoning Board of Adjustment temporary Vice-Chair position.

- B. [ZBA19-002](#) Consider approval of the Zoning Board of Adjustment meeting minutes.

Attachments: [October 29, 2018](#)

- C. [ZBA19-005](#) Receive the 2019 Zoning Board of Adjustment calendar.

Attachments: [2019 Calendar](#)

3. PUBLIC HEARINGS

- A. [ZBA19-0001a](#) Hold a public hearing and consider approval of a variance from Denton Development Code Section 35.5.2.3, General Regulations, relating to the maximum lot coverage. The variance requested is to increase the maximum lot coverage from 60 percent to 88 percent. This site is located within a Neighborhood Residential Mixed Use 12 (NRMU-12) zoning district. The 13.07 acre property is generally located on the south side of Riney Road, approximately 1,450 feet east of North Bonnie Brae Street in the City of Denton, Denton County, Texas. (ZBA19-0003, Vista del Arroyo Addition, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Staff Analysis](#)

[Exhibit 3 - Site Location Map](#)

[Exhibit 4 - Zoning Map](#)

[Exhibit 5 - Project Narrative](#)

[Exhibit 6 - DDC Section 35.13.7.B](#)

[Exhibit 7 - Final Plat](#)

4. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Zoning Board of Adjustment or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Zoning Board of Adjustment reserves the right to adjourn into a Closed Meeting on any item on its Open Meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Denton, Texas, on the _____ day of _____, 2019 at _____ o'clock (a.m.) (p.m.)

CITY SECRETARY

NOTE: THE CITY OF DENTON CITY HALL CONFERENCE ROOM IS HANDICAP-ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT A SIGN LANGUAGE INTERPRETER CAN BE SCHEDULED THROUGH THE CITY SECRETARY'S OFFICE.